

MINUTES OF THE GILA COUNTY BOARD OF ADJUSTMENTS AND APPEALS
Roosevelt Lake Visitor's Center
Hwy 188, M.P. 243, Roosevelt, AZ.
May 15, 2008
DRAFT

1. Call to Order/Pledge of Allegiance

The Gila County Board of Adjustment and Appeals, held a meeting at the Roosevelt Lake Visitor's Center located at Hwy 188, M.P. 243 in Roosevelt, AZ.

Chairman Don Ascoli called the meeting to order at 9:30 am. Pledge of Allegiance was lead by Don Ascoli.

Board members present: Don Ascoli, Lori Brown, Travis Williams, Ron Christensen and Jack Larimore.

Staff present: Robert A. Gould, Community Development Director and Planning and Zoning Manager's Assistant Beverly Valenzuela.

3. Review and Approval of Minutes

Board Member Lori Brown motioned to approve the minutes, it was seconded by Board Member Jack Larimore and the minutes were unanimously approved.

4. Director/Board Communications

Director, Bob Gould had nothing to discuss with the Board at this time.

INFORMATION/DISCUSSION/ACTION ITEMS

5. Appeal of AV-08-02 for Kristen Miller by Jim Alexander: Application to appeal the decision of the Gila County Community Development Director's decision granting an Administrative Variance for a request of a five foot (5') setback where a seven foot (7') setback is required, to allow applicant to place attached garage no closer than five feet (5') from the side property line. Property is located on Lot 39 in Quail Run, Roosevelt, AZ.; Gila County Assessor's Parcel 204-18-039 currently zoned R1-D10.

Director of Community Development, Bob Gould introduced this item and stated the Administrative Variance was granted because the lot is very narrow; rear 1/3 of the parcel has a significant slope making it virtually impossible to move a building to the rear. This housing unit is very similar to other units in the immediate neighborhood.

He further stated that it is staffs belief that Mr. Miller qualifies for a variance because of the unusual topographic qualities of the lot which renders a large portion of the lot unbuildable. Mr. Miller stated that there were several others in the area that had obtained Administrative Variances and had copies to show the Commission if needed.

Board Members felt that they should not be hearing this appeal and should be dealt with by the homeowner's association or in court.

The appellant, Jim Alexander stated that if Mr. Miller had followed the proper procedures the Board would not be hearing this case. He stated that when he received his Administrative Variance he had five letters of support from the neighbors.

Mr. Gould, Director of Community Development stated that staff had not received any response from the neighbors.

Board Member Don Ascoli stated that the Board cannot get involved with the homeowner's associations.

Betty Weiss is the Treasurer of the HOAA and stated that variances were given prior to the organization of the new group. She stated that the Architectural Committee followed their procedures.

President of the homeowner's association stated that the new board has to follow the CCR's and believes that this Board should not be hearing this appeal.

After several members of the homeowner's association spoke, Bob Gould stated that one of them had a legitimate issue which was the fire access and it was suggested that they contact the fire department.

Member Ron Christensen and Member Don Ascoli thanked the group.

Member Jack Larimore motioned to deny the appeal, Member Ron Christensen seconded the motion; motion carried unanimously.

6. **V-08-01 Raymond Adams**: Application for a variance on Gila County Tax Assessor's Parcel 302-20-001U. Applicant is requesting antenna height from 75' to 87' and requesting decrease radius to adjacent property lines or structures from 87' to 43'. Property is located at 348 South Zane Meadows Road, which is 17 miles northeast of Payson, AZ.

Director, Bob Gould stated that property is zoned GU and has some topography issues. Parcel is 3.34 acres and the rear half of the property where the tower is to be placed has significant slope of 22%.

Staff recommendation:

- Proposed tower shall be installed where shown on the attached site plan
- All agency regulations shall be complied with except the height
- Tower shall not be used for any advertisements
- Applicant shall submit an engineer's opinion regarding the decrease in the fall zone
- One statement was received from Mr. Wilms who stated that if Mr. Adams paints or powder coats his tower an olive drab or forest green color he would have no objections.

No questions from the Board and no public comments, Chairman Don Ascoli asked for a motion.

Member Travis Williams motioned to approve variance with staff recommendations, Member Ron Christensen seconded the motion; motion passed unanimously.

Motion to adjourn made by Member Lori Brown, seconded by Member Jack Larimore; meeting adjourned at 10:25 am.